



TOWN OF WEARE
PLANNING BOARD
ZONING BOARD OF ADJUSTMENT
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Naomi L. Bolton
Land Use Coordinator

Office Hours:
Monday
thru
Friday
8 AM – 4:30 PM

**PLANNING BOARD
MINUTES
MARCH 13, 2008
(Approved as amended 3/27/08)**

PRESENT: Paul Morin, Chairman (arrived at 7:15 PM); Frank Bolton, Vice Chairman; George Malette, Secretary; Tom Clow, Exofficio; Neal Kurk, Alternate; Arthur Townes, Alternate; Naomi Bolton, Land Use Coordinator

GUESTS: Lea Patnode, Director of Easter Seals

I. CALL TO ORDER:

Vice Chairman Frank Bolton called the meeting to order at 7:00 PM. Chairman Morin was going to be a few minutes late so Vice Chairman Bolton began the meeting.

II. MINUTES:

FEBRUARY 28, 2008 MINUTES: Craig Francisco moved to approve the February 28, 2008 minutes as amended; Tom Clow seconded the motion, all in favor.

III. OTHER BUSINESS:

EASTER SEALS: Lea Patnode, director of Easter Seals was present to have the board determine if what they are looking to do requires site plan approval. Ms. Patnode explained that she contacted the Fire Chief to visit the house and make a Life Safety report on this house on 19 Nichols Road. It is currently a duplex with 3 bedrooms on either side. They are looking at renting both sides of the duplex for adults that are developmentally disabled or have brain injuries. There will be a maximum of 2-3 staff member on each side. They are a non-profit organization and the only requirement the State has is that the fire chief in the community make an inspection and signs a life safety report. They have several other homes in other Towns that only require the State of NH Life Safety Report to be filed. Chairman Morin arrived and retained his position for the remainder of the evening. The consensus of the board was to have them apply for a minor site plan review

DISCUSS UPDATE TO SITE PLAN REVIEW REGULATIONS: Board members reviewed the 15 various Towns site plan regulations and have narrowed it down to the Town of Plymouth. Chairman Morin asked that all members re-

read the Town of Plymouth regulations and make notes on what each board member feels is missing or needs to be added. At the next work session we will be discussing any changes and then putting it together. Some of the changes discussed were:

- add narrative to application
- expedited review
- parking requirements
- create a list of examples
- create a list of submittal information
- create a change of use application

COST OF SERVICES GRANT: Frank Bolton handed around some paperwork he got from "SPACE" (Statewide Program of Action to Conserve our Environment). They are offering a Cost of Community Service Study grant program, so Mr. Bolton called for more information. The average grant given is approximately \$1,500 to \$2,000. The board discussed this and had a few more questions:

1. Is it a matching grant?
2. What will the \$1,500 - \$2,000 buy for us?

Chairman Morin stated that he will call two of the members that he is familiar and has worked with them on prior project and will get more information for the board.

FUTURE WORK SESSION ITEMS:

ZONING MAP: Frank Bolton stated that he would like the board to take a look at the Zoning Map, to see if there are areas that need to be changed. He also wanted to look at doing something like what Londonderry has done with regard to the GMO. He would like to see the board allocate approximately ½ hour to each subject at each work session.

PROPOSED GROWTH MANAGEMENT SUBCOMMITTEE: Neal Kurk stated that a few meetings back he was charged with looking into the Londonderry GMO as Mr. Bolton just mentioned. He came up with a proposed charge for this proposed "Growth Management Subcommittee". The proposed charge would be as follows: "The Chairman shall appoint a three-person subcommittee on growth management. The subcommittee shall consider the need for a growth management ordinance and, if it concludes such a need exists, recommend to the Board such an ordinance that will meet the needs of the Town. The subcommittee shall report to the Board at the September 2008 work session." Chairman Morin moved to form the Growth Management Subcommittee with the above stated charge; George Malette seconded the motion, all in favor. Mr. Kurk and Mr. Bolton both expressed interest in being on the subcommittee, but neither had interests in chairing. A couple of names were put out there, Chris Hague and Ian McSweeney. Chairman Morin asked that the board be given two weeks to think about it and when three members are decided upon to let him know and he can make the appointments. Chairman Morin stated that he would like to see an

updated at each work session be given, so that we don't wait until September of 2008 to spring something upon the board.

ELECTION OF OFFICERS: Each year the meeting following the Town election the Board elects officers for the upcoming year. Frank Bolton moved that Paul Morin be Chairman; Craig Francisco be Vice Chairman; and George Malette be Secretary; Tom Clow seconded the motion, all in favor.

NATURAL RESOURCE INVENTORY: George Malette wanted to inform the board that they have the draft base map in Naomi's office. They are looking at having various people looking at the map to verify the accuracy. First meeting to go over these changes is the next meeting, which is the second Wednesday of the month at 5:30 PM. Chairman Morin asked Mr. Malette if he could give the board an update at each work session as to the progress they are making. Mr. Malette agreed to do that.

AGRICULTUAL COMMITTEE: This warrant article passed so Tom Clow asked Frank Bolton to give a list of interested Agricultural Commission member to the Board of Selectmen so that they could plan on appointing them at the April 7th meeting.

HERITAGE COMMISSION: This was another warrant article that passed a few years ago and he would like to see any interested members be able to be appointed at the April 7th meeting as well. Mr. Clow asked Mr. Malette if he knew of anyone that would be interested.

IV. ADJOURNMENT:

As there was no further business to come before the board, Tom Clow moved to adjourn at 9:30 PM; George Malette seconded the motion, all in favor.

Respectfully submitted,

Naomi L. Bolton
Land Use Coordinator